



**LIFE Office**  
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**68508**  
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**2005**  
**★ RETIREMENT HOUSING ★**

**Retirement housing includes a diverse range of options  
for older people.**

A wide variety of options are available to older adults seeking retirement housing. In the last few years, the choices in Lincoln have increased, with more developments planned for the future. This booklet provides descriptions of the diverse choices available. Each housing program is unique, but there are common elements:

- ✓ Age Limits
- ✓ Design elements to accommodate physical disabilities
- ✓ Common areas to encourage a community feeling
- ✓ Security services, as well as a wide range of other service such as meals, transportation, and recreation

**For additional information, please call Aging Services Life**

at

(402) 441-7070

or

1 (800) 247-0938

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**Autumn Wood**  
**27th & Folkways Blvd. to 27th & Enterprise Dr.**  
**Lincoln, NE 68521**  
**For information contact Century Sales & Mgmt. Co at 437-8321**

**Number of units: 220**

**Age Limit: 55 years**

**Description:** Autumn Wood is a retirement community located approximately one mile north of Superior Street on 27th Street. The 145-acre development has single-family homes, townhouses, duplexes, condominiums, and the Walter subsidized housing complex. The condominiums are located in the Enterprise building. All of the units, except for those at the Walter, are individually owned and may be sold or rented as the owner desires.

**Monthly Fee:** Residents are charged a monthly fee of \$53.00, covering lawn care and snow removal. Residents who have detached garages are charged an additional \$1.50/month to cover electricity. All utilities are the responsibility of the homeowner.

<b>Pets Allowed</b> .....	<b>Yes</b>
<b>Meals Provided</b> .....	<b>No</b>
<b>Garages</b> .....	<b>Yes</b>
<b>Storage</b> .....	<b>Yes</b>
<b>Emergency Call System</b> .....	<b>No</b>
<b>Tax Information</b> .....	<b>Homeowner pays property taxes</b>

**Additional Information:** Autumn Wood has many amenities available to residents, including walking paths, an activities center, a library at the Walter complex, a small pond, and tennis courts, outdoor shelter, basketball hoop, croquet and putting course. It is also located near several shopping areas. Housekeeping, meals, or transportation are not provided at Autumn Wood.

**Brentwood Estates  
1111 South 70th Street  
Lincoln , NE 68510  
489-1112**

**Number of units: 103**

**Age limit: Retired or disabled people of any age**

**Description:** Brentwood Estates offers spacious studios, one bedroom, and two bedroom apartments. Fifteen different floor plans are available in various sizes to meet your needs. All apartments are rented, with no lease or buy-in charges. A \$100 refundable deposit will place you on our waiting list. Kitchenettes are located in apartments. Resident managers are available 24 hours daily. Many activities are offered, including those for resident's families. Grandchildren are welcome.

**Monthly Fee:** The monthly fee for a studio apartment ranges from \$925-\$1,395; one bedroom from \$1,450-\$1,525; and two bedrooms from \$1,995. For a second person in any apartment, an additional \$350/month will be charged. The monthly fee includes meals, utilities, weekly housekeeping, linen service, toilet tissue, soap, scheduled activities, local transportation, cable TV, and all maintenance/repairs to the apartments.

**Pets Allowed** ..... Yes  
**Meals Provided** ..... Three meals served daily  
**Garages** ..... Yes, a limited number at \$35.00 per month  
**Storage** ..... First come basis  
**Emergency Call System** ..... Yes  
**Tax Information** ..... Not applicable

**Additional Information:** There are many common areas at Brentwood Estates for residents to enjoy. These areas include a TV lounge, craft room, pool table, lighted outdoor exercise path, library, and fireside lounge. Exercise classes, blood pressure screening, and health seminars are offered. Personal assistance is available privately through home health care. A beauty/barber shop is available.

**Carriage Glen  
7005 Shamrock Road  
Lincoln, NE 68506  
484-5113**

**Number of units: 51**

**Age limit: 62+**

**Description:** Carriage Glen is an independent senior living community. It is a non-profit corporation, democratically run by a Board of Directors partially comprised of Carriage Glen residents. Floor plans range from 703 to 1,542 square feet and include one and two bedrooms with one or two baths and laundry room. Each features an eat-in kitchen with full-size appliances and pantries. An entrance and a monthly fee are based upon the size of the residence. The entrance fee of \$29,170 - \$106,560 (based on square footage) is a one time payment and is fully refundable upon transfer of unit to another qualified resident.

**Monthly Fee:** The monthly charge is based on the cost of operating the facility and providing basic services to the residents. Any increase in the monthly charge will be limited to actual increases in daily operating costs, as determined by the non-profit corporation's Board of Directors. The basic service package includes use of van transportation, wellness program, social activities, home theater, workshop, country store, library, and other community areas. The monthly fee covers trash collection, snow removal, lawn care, and utilities in the common areas. Real estate taxes on the facilities, repairs, and maintenance of project property are also included in the monthly fee. The fee ranges from \$591-\$1,362 depending on unit size.

**Pets allowed** ..... No  
**Meals Provided** ..... Optional dining program for an additional fee  
**Garages** ..... Under building parking is available for \$38.00 per month  
**Storage** ..... Yes  
**Emergency Call System** ..... In bedrooms and bathrooms  
**Tax Information** ..... Property taxes are figured in the monthly fee.  
There are no additional property taxes on the units.

**Additional Information:** Residents pay for their electricity, telephone, cable TV and personal contents insurance. The fitness room and wellness program are provided by Madonna Rehabilitation Hospital.

**Chateau Gardens  
825 North Cotner Boulevard  
Lincoln, NE 68505  
(402) 464-8351**

**Number of units: 95**

**Age Limit: 55+**

**Description:** Chateau Gardens is located on the corner of Cotner Blvd. and Vine Street in northeast Lincoln. This three-story independent living community is owned and managed by ChateauDevelopment LLC. Choose from thirteen floor plans of one and two bedroom apartment homes for rent, ranging in size from 600 to 1040 square feet. A refundable security deposit and a one year lease term are required. The security deposit requirement may be waived for residents 70+.

**Monthly Fee:** Monthly rent ranges from \$540-\$660 for 1 bedroom or \$720-\$840 for 2 bedroom, depending on the apartment size/style. All interior and exterior maintenance is provided by Chateau, including lawn care and snow removal. Cable TV, water and garbage services are paid as well.

**Pets Allowed . . . .** Yes, small pets are welcome on first floor with \$200 non-refundable deposit  
**Meals Provided . . . . .** No  
**Garages . . . . .** Yes, \$50 per month  
**Storage . . . . .** Yes  
**Emergency Call System . . . . .** No  
**Tax Information . . . . .** Not applicable

**Additional Information:** These apartment homes were designed with convenience and comfort in mind, and are detailed with such things as oak kitchen cabinets, energy-efficient heat pumps, support bars in showers and bath areas, door levers instead of doorknobs. Some apartments are available with washer/dryers. Each floor has a common laundry room. The building includes elevators, interior mailboxes and a controlled access entry system. It is located near physicians offices, shopping, bus lines and the city's Mo-Pac recreation trail.

**Chatelaine Residences  
6201 Normal Boulevard  
Lincoln, NE 68506  
(402) 486-4165**

**Number of Units: 80**

**Age Limit: 55+**

**Description:** The Chatelaine Residences is a three-story 80 unit independent living complex located withing walking distance to Holmes Lake. There are one, two, and three bedroom apartments for rent with 10 floor plans to choose from ranging in size from 975 to 1900 square feet. A security deposit and one year lease is required.

**Monthly Fee:** Monthly rent for a one-bedroom ranges from \$820 to \$927; A two-bedroom ranges from \$963 to \$994; and a three-bedroom ranges from \$1,286 to \$1,374. All interior and exterior maintenance is provided by Chatelaine Residences, including appliances (except tenant owned washer/dryers), lawn care, snowremoval, mechanical systems, trashcollection, water, and pest control. Basic cable is furnished for a \$24 monthly charge. Each tenant is responsible for their own electricity and telephone service.

**Pets Allowed** ..... Yes, small pets are welcome  
**Meals Provided** ..... No  
**Garages** ..... Yes, underground secured parking  
**Storage** ..... Yes, 4 ft. x 8 ft. (\$10/month)  
**Emergency Call System** ..... No  
**Tax Information** ..... Not applicable

**Additional Information:** All apartments are furnished with ceramic tile entry and kitchen floors, carpeting, full-size Whirlpool kitchen appliances, and full bathrooms with washer/dryer hook-ups. A common area is available where you can get together with fellow residents, as well as a library, "Great" room available for family occasions, and guest apartment which can be rented for a fee. The building includes elevators, interior mailboxes, and a controlled access entry system.

**Clark Jeary Retirement Center  
1330 Eldon Drive  
Lincoln, NE 68510  
(402) 489-0331**

**Number of units: 109**

**Age limit: Retirement age**

**Description:** Clark Jeary Retirement Center is a retirement community of independent and assisted living apartments operated by the Presbyterian Welfare Foundation, Inc. There are three apartment styles - studio with ½ bath, studio with full bath, and one bedroom. Three meals a day, housekeeping weekly, utilities and activities are included in the fees. A licensed nurse is on duty 24 hours a day.

**Monthly fees:** There are two payment options. If you pay a \$3,750 entrance fee, monthly rates are lower than if you choose the no entrance fee option. You may enter at the no fee option for three months and then decide which option to choose. Half bath studios range from \$1,127 - \$1,295, full bath studios range from \$1,255 - \$1,423; 2 people \$1,562 - \$1,730, one bedrooms range from \$1,728 - \$1,896; 2 people \$2,035 - \$2,203.

**Pets Allowed . . . . . No**  
**Meals Provided . . . . . Three meals a day and 2 snacks**  
**Garages . . . . . No**  
**Emergency call . . . . . Yes**  
**Tax Information . . . . . Not applicable**



**Cotner Center Condominium Association  
of Co-owners, Inc.  
1540 North Cotner Blvd.  
Lincoln, NE 68505  
(402) 466-2509**

**Number of units: 101**

**Age Limit: 55+**

**Description:** The Cotner Center building was originally the old Bethany School facility. The original structure was developed into 20 condominium units, and an addition was added in 1984 with 81 units. Residents purchase these condominiums and are full owners of their apartments, plus they own a percentage interest in the common areas. One and two bedroom units usually sell for \$60,000 - \$75,000, and vary in square footage.

**Monthly Fee:** The monthly association dues cover cable tv, water, sewer, trash and recycling collection, insurance and maintenance of common areas, salaries for the staff, lawn care, and snow removal. The dues are \$155 for a one bedroom unit, \$157 for a 2 bedroom unit, and \$18 for each additional person.

**Pets Allowed** ..... No  
**Meals Provided** ..... 2 meals per week are offered for \$6.50 each, optional  
**Garages** ..... Yes, \$40 per month  
**Storage** ..... Yes  
**Tax Information** ..... Homeowner pays property taxes

**Additional Information:** Homeowners pay for their electricity, homeowner's insurance and telephone. They are able to sell their units, and the Center will assist with resale if requested. Cotner Center is located near restaurants, beauty shops, banks, churches, service stations, pharmacies, dentists, medical providers, a public library, and Gateway Mall. A craft room, a pool room and exercise room, a library, a large dining room, meeting rooms, motel rooms and an auditorium are available to all co-owners. Housekeeping is not provided by staff, although many residents hire these services privately.

**Eastmont Towers  
6315 O Street  
Lincoln, NE 68510  
(402) 489-6591**

**Number of units: 197**

**Age limit: 62+**

**Description:** Eastmont was chartered in 1968 as a non-profit non-denominational retirement community by a local ministerial fellowship. Eastmont is an entity within itself, and is governed by a volunteer board of business and professional men and women. The entrance fee entitles residents to occupy an apartment as long as they are able to live independently. When the need for care arises, a resident is entitled to continual care in an assisted living or a 48 bed skilled care center. The cost for basic care is the regular monthly fee plus the two extra meals (one meal per day is included in the monthly fee).

**Entrance Fees:** Entrance fees are assessed according to the square footage and amenities of each apartment. The entrance fees range from \$31,450.00 - \$127,900.00. A second person in an apartment pays an entrance of \$17,500.00. Apartment size varies from studio to large 2 bedroom. Each apartment has a complete kitchen with stove and refrigerator included. The refund policy is as follows: In the event that all occupants of the unit die within the first 45 months after the date of occupancy, a refund will be paid to the estate of the last occupant to die, according to the terms and conditions set forth in the Occupancy Agreement.

**Termination of Occupancy Agreement:** In the event that occupants of the unit want to terminate the agreement within the first 45 months after the date of occupancy, a refund will be paid according to the terms and conditions set forth in the Occupancy Agreement.

**Monthly Fee:** Monthly fees range from \$1,266.00 - \$2,025.00 for an individual, and for 2 people \$2,700.00 - \$3,391.00 (after September 1, 2004). The monthly fee includes one meal a day, all utilities (except long distance calls), cable TV, bi-weekly housekeeping, emergency nursing service in apartment. Transportation is provided to doctor and dentist appointments, Gateway Mall, area grocery stores and scheduled activities.

**Pets Allowed** ..... No  
**Meals Provided** ..... 3 meals per day are offered; 1 meal is included in the monthly fee  
**Garages** ..... Yes, \$35.00 per month additional fee  
**Storage** ..... Yes  
**Emergency Call System** ..... Yes  
**The Internal Revenue Service** has ruled that a portion of the entrance fee and a portion of the monthly fee is tax deductible as a medical expense.

**Additional Information:** Located in east Lincoln across from Gateway Mall, there are a variety of nearby places to shop and dine. Secure facility with night watchman. Fitness Center, computer resource center, on site banking, personal gardening areas, beauty and barber shops are available. Special programs are planned by the activities department, such as tours, parties, classes etc.



**Gateway Manor  
225 North 56th Street  
Lincoln, NE 68504  
(402) 464-6371**

**Number of units: 57**

**Age Limit: 62+**

**Description:** Gateway Manor has been a choice for retirement living in Lincoln for more than 34 years. You may either lease or purchase an apartment for your lifetime use. Duplexes are also available for purchase only. A one-year lease is offered with a \$2000 entrance fee. Residents who purchase can choose a decor to suit their individual tastes. Gateway Manor also has an 18 bed, licensed, in-house Health Center.

**Entrance Fee** -For purchase, this fee ranges from \$27,500 to \$86,500 depending on the size of the apartment. For lease, each person in the apartment pays an entrance fee of \$2,000; \$350 upon application and \$1,650 when moving in. Purchasing residents are allowed 30 days in the health center at no extra charge.

**Monthly Fee** -For a standard one bedroom apartment which includes utilities, cable, telephone, weekly housekeeping, continental breakfast and dinner, flat laundry and maintenance, the fee is \$2,685, larger apartments are more. The monthly fees are the same for leased or purchased apartments. Assisted living service is available to residents in their apartments for additional fees.

**Pets Allowed** ..... Yes (with limitations)  
**Meals Provided** ..... All meals are provided, dinner and a continental breakfast are included in monthly fee  
**Garage** ..... Yes, available for \$30  
**Storage** ..... 1 locker; 32" x 60" x 8'; no additional fee, second locker available for \$15.00  
**Emergency Call System** ..... Yes  
**Tax Information** ..... For residents who purchase, currently a substantial portion of the entrance fee and monthly fee may be tax deductible.  
Real estate taxes are in addition to the monthly fee.

**Additional Information:** Gateway Manor is close to Lincoln's largest shopping center and only a few blocks from bus lines. Transportation is regularly provided to shopping centers, downtown, grocery stores and trips by appointment to doctors. A nominal fee is charged for this transportation. There are various activities for which the Manor provides transportation. There is a beauty and barber shop available. A penthouse for entertaining, a pool table, big screen TV, exercise equipment, an auditorium, and library are available for residents to use. There is also space for residents' gardens.

**Gramercy Hill  
6800 A Street  
Lincoln, NE 68510  
483-1010**

**Number of units: 148**

**Age limit: 55+**

**Description:** Gramercy Hill is a full-service, rental retirement community offering both independent and assisted living services. The complex has eight floor plans ranging from efficiencies to two bedroom\two bath apartments. Apartments are equipped with kitchenettes, safety features, and large walk-in closets. Laundry rooms are available on each floor. For residents who may need special assistance to remain independent, assisted living services are available. This includes assistance with bathing, dressing, medication, and weekly flat laundry services.

**Monthly Fee:** The monthly fee depends upon the size of the apartment. Independent living apartments range from \$1,460 to \$2,670 per month, first floor apartments additional \$25 per month. Monthly rent includes daily meals, housekeeping, scheduled transportation, maintenance, cable TV, all utilities (except phone), full-time social and recreational programming, and 24-hour staffing.

<b>Pets Allowed</b>	<b>..... No</b>
<b>Meals Provided</b>	<b>..... Three meals provided daily</b>
<b>Garages</b>	<b>..... \$40 per month</b>
<b>Storage</b>	<b>..... Yes, \$9-12 per month additional fee</b>
<b>Emergency Call System</b>	<b>..... Yes</b>
<b>Tax Information</b>	<b>..... Not applicable</b>

**Additional Information:** The staff at Gramercy Hill make every effort to provide for residents' needs. A beauty and barber shop is available.

**Grand Lodge at the Preserve  
7979 Pioneers Boulevard  
Lincoln, NE 68506  
(402) 489-8003**

**Number of units: 51 Independent living, 8 Assisted Living, Nursing Care arranged at Madonna Rehabilitation Hospital**

**Age limit: 55+**

**Description: Grand Lodge is designed to provide carefree senior living for independent people who also desire access to a full continuum of care if needed, and are 55 years and older with middle to upper income. Independent living residences will have full size kitchens, patios, or terraces, one, two, or three bedrooms and one or two bathrooms. Size of the residences will range from 675 square feet to over 1,800 square feet. The financial structure includes a one time entrance fee and/or supplemental fee that will be returned upon transfer of the residence to another qualified resident. Entrance fees and supplemental fees start at \$33,500. There is a monthly charge associated with each plan that is determined by the square footage and number of occupants.**

**Monthly Fees: Start at \$1,205 depending on the entrance fee plan chosen, based on size of unit and number of occupants.**

**Pets allowed: ..... Cats, birds, and fish only.**

**Meals provided: ..... Evening meal and continental breakfast in Independent living,  
three full meals daily in Assisted living**

**Garages: ..... Under building parking included.**

**Storage: ..... Additional storage included**

**Emergency Call System: ..... Wireless, included**

**Utilities: ..... Included, except telephone**

**Other: Scheduled transportation, wellness services, woodworking shop, computer room,  
library, game room.**

**Knights Court  
60<sup>th</sup> & South Street  
Lincoln, NE 68506  
(402) 423-6811  
(402) 432-2056**

**Number of Units: 25**

**Age Limit: 55+**

**Description:** Knights Court is a new development of town homes and patio homes for residents 55 years of age and older. You may purchase either a town home or patio home from a choice of several floor plans. Knights Courts has protective covenants to ensure a quality life style for its residents.

**Entrance Fee:** For purchase only; the purchase price of the units runs from \$146,000.00 to \$200,000.00 depending on the size of the unit.

**Monthly Fee:** There is a monthly homeowners association fee of \$70.00 per month that covers lawn care, snow removal, and garbage pickup.

**Pets allowed** . . . . . Yes (house pets only)  
**Meals Provided** . . . . . No  
**Garage** . . . . . Yes, each unit has a double garage  
**Emergency call system** . . . . . No  
**Tax information** . . . . . Not applicable

**Additional Information:** Knights Court is centrally located and is close to the city bus line on South Street. Shopping, banking facilities, and a variety of restaurants are close by for resident's convenience. Holmes Park and golf course are within walking distance from the development. The Knights of Columbus clubhouse is available for leasing for birthday parties, receptions, etc. There will be social functions held at the clubhouse that the residents of Knights Court will be invited to on a regular basis.

**The Landing at Williamsburg Village  
3500 Faulkner Drive  
Lincoln, NE 68516  
420-9355**

**Number of Units: 90 Independent Living; 44 Assisted Living**

**Age Limit: Seniors, 65 and older**

**Description:** The Landing at Williamsburg Village is being developed by Immanuel Retirement Communities in sponsorship with Tabitha Health Care Services and affiliated with the Nebraska Synod, Evangelical Lutheran Church of America. Offering both independent and assisted living apartments, there are ten floor plans with one to three bedroom apartments from which to choose.

**Fee Structure:** The cost to live at The Landing at Williamsburg Village is a combination of a monthly fee and a one-time entrance fee that may be refundable to you or your estate. These fees cover a wide range of amenities and services. There are several variables that affect both the monthly fee as well as the entry fee. The primary factors are the size of the apartment homes and number of occupants. However, monthly fees start at approximately \$2,024 and entry fees starting at approximately \$75,000.

**Pets Allowed** .. There are two pet wings on the ground floor in which residents may have pets  
**Meals Provided** ..... A continental breakfast is served each day  
as well as one other meal of your choice.

**Garages** ..... One secured, underground parking space per apartment is provided  
**Storage** ..... Each apartment home will be provided with storage space on the lower level  
**Emergency Call** ..... All apartments are connected to the central emergency call system

**Other Information:** There are many common areas at The Landing at Williamsburg Village for the residents as well as activity rooms, complete exercise room with exercise physiologists available for consultation, full size swimming pool with instructor available for classes and individualized lessons, banking facilities, gift shop, guest rooms, woodworking shop, library, computer room and beauty/barber shop.



**The Legacy  
5600 Pioneers Blvd.  
Lincoln, NE 68506  
436-3000**

**Number of Units: 135 Independent Living, 38 Assisted Living**

**Age limit: 55+**

**Description:** These are one and two bedroom rental apartments; only a lease and security deposit are required. Assisted living units are also available with three meals a day, bathing, dressing, and medication supervision. Ambassador care, providing some services in independent apartments is available for an additional fee.

**Monthly Fee:** The monthly fee ranges from \$1,875 - \$3,450. An additional charge of \$9.50 per day is required for a second occupant. This fee includes 2 meals daily, all utilities (except phone), cable TV, and weekly housekeeping, scheduled transportation and activities. All interior and exterior maintenance is provided by the Legacy, including appliance, lawn care, snow removal, mechanical systems and trash collection.

**Pets Allowed** ..... Yes  
**Meals Provided** ..... An extended continental breakfast and evening meal are provided.  
Lunch is optional.

**Garages** ..... Yes, for \$45 per month; underground parking is \$55 per month  
**Storage** ..... Yes, 4 ft x 4 ft, \$10 per month  
**Emergency Call System** ..... Yes  
**Tax Information** ..... Not Applicable

**Additional Information:** At the Legacy you will find a variety of common areas where you can get together with fellow residents or entertain guests. These include a lounge, library, Fireside room, Fitness center, sunroom, terrace, and "Main Street". Main Street offers a general store, a bank, an ice cream parlor, and a beauty/barbershop. The Legacy offers residents a full service health and housing program. We now have four computers available at all times to our residents, we have training for e-mail and the internet.



**The Legacy Estates  
7200 Van Dorn  
Lincoln, NE 68506  
484-8888**

**Number of Units: 163 Independent Living, 40 Assisted Living**

**Age Limit: 55+**

**Description:** There are one and two bedroom apartments with 34 floor plans to choose from ranging from 675 - 1,454 square feet, some with fireplaces and oak floors. These apartments are rental units. Only lease and security deposits are required. Assisted living units include 24-hour licensed nursing staff as well as bathing, dressing, and medication supervision.

**Monthly Fee:** The monthly fee ranges from \$1,995 for a one bedroom to \$3,595 for a large two bedroom unit. An additional charge of \$9.50 per day is required for a second occupant. This fee includes 2 meals daily, all utilities (except phone), basic cable TV, and weekly housekeeping and activities. All interior and exterior maintenance is provided, including appliance, lawn care, snow removal and trash collection.

**Pets Allowed** ..... Yes, owner responsible for care  
**Meals Provided** ..... Cafeteria Breakfast  
An evening meal is provided. Lunch is optional  
**Garages** ..... Underground, heated parking for \$55 per month.  
**Emergency Call System** ..... Yes

**Additional Information:** At the Legacy Estates, there are a variety of common areas available to get together with fellow residents or entertain guests. There are Main Street shops that include a drug store, bank, beauty and barber shop, and an ice cream parlor. There is an English Pub, courtyard, miniature golf course, fitness center, theater and fireside room.

**Legacy Terrace  
5700 Fremont St.  
Lincoln, NE 68507  
(402) 464-5700**

**Number of Units: 143 Independent Living, 56 Assisted Living**

**Age Limit: 55+**

**Description:** There are one and two bedroom apartments with 14 floor plans to choose from ranging from 625 - 1,458 square feet. These apartments are rental units. Only lease and security deposits are required. Legacy Terrace also has assisted living apartments for those needing assistance with life's daily living tasks. This includes services of 24-hour licensed nursing staff as well as bathing, dressing, and medication supervision.

**Monthly Fee:** The monthly fee ranges from \$1,395 - \$2,740. An additional charge of \$9.50 per day is required for a second occupant. This fee includes 2 meals daily, all utilities (except phone), basic cable TV, and weekly housekeeping, facility transportation and activities. All interior and exterior maintenance is provided by Legacy Terrace, including appliance, lawn care, snow removal, mechanical systems and trash collection.

**Pets Allowed** ..... Yes, owner responsible for care  
**Meals Provided** ..... Cafeteria Breakfast  
An evening meal is provided. Lunch is optional  
**Garages** ..... Yes, for \$45 per month.  
**Storage** ..... No  
**Emergency Call System** ..... Yes  
**Tax Information** ..... Not Applicable

**Additional Information:** At Legacy Terrace there are a variety of common areas available to get together with fellow residents or entertain guests. These include a lounge, library, Renaissance Room, Court Yard with waterfalls, terraces and "Main Street". Main Street offers a 4 Star Drug/General Store, Cornhusker Bank, ice cream & popcorn parlor, and a beauty/barber shop. A wellness program is offered with personal trainers in Legacy Terrace's fitness center. Legacy Terrace offers residents a full service health and housing program.

**North Gate Garden Estates  
2425 Folkways Blvd.  
Lincoln, NE 68521  
476-7385**

**Number of units: 140 Condominiums - 52 Townhomes**

**Age limit: 55+**

**Description:** North Gate Garden Estates is an independent senior living community comprised of condominiums and townhouses which are individually owned. You have title to your unit, just as you would have title to a single family home, with the same legal status and responsibilities held by single family homeowners. One and two bedroom condominiums are 693 to 1,187 square feet, townhomes are 1160 to 1,200 square feet. All townhomes have two bedrooms and two bathrooms with options of basement/slab and single/double garages. All of the units are currently sold; when units become available they will be sold by individual owners.

**Monthly Fee:** The monthly fee for condominium owners is \$135 with \$10 charged for an additional person. This fee includes cable TV, water and sewer, garbage, maintenance of common areas, salaries and staff expenses, lawn care, use of activity center, snow removal, and wellness program i.e. blood pressure checks, which are provided by St. Elizabeth Home Care Services. The monthly fee for town home owners is \$135. This fee covers similar expenses to condominium owners, except townhome owners pay for water usage.

**Pets Allowed** ..... Townhomes yes, condominiums cats only  
**Meals** ..... One meal per day is offered in the dining area  
**Garages** ..... Yes, condominiums receive indoor parking with bill of sale,  
townhomes have attached garages and retain

ownership

**Storage** ..... Yes

**Emergency Call System** ..... No

**Tax Information** ..... Homeowner pays property taxes

**Additional Information:** North Gate Garden Estates is located north of 27th and Superior Street in a fast-growing area of Lincoln. Condominium owners pay taxes and insurance as well as electricity and telephone. Townhome owners also pay taxes and insurance as well as all utilities, plus water. All appliances are included. Housekeeping services are not included in the monthly fee. All residents have access to the library, beauty shop, craft rooms, game rooms, exercise rooms, and woodworking shop. There is landscaping throughout the estate.

**Pioneer House  
1130 H Street  
Lincoln, NE 68508  
441-5800 - FMA Realty Management Firm**

**Number of units: 54**

**Age limit: 55+**

**Description:** Residents purchase an interest in Pioneer Housing Corporation (non-profit), which is governed by a Board of Directors. This purchase entitles the individual to live in a unit. Those interested in living at Pioneer House pay a one time membership fee of \$100 with an application and must be approved by the Board. The amount to purchase ownership depends upon the size of unit. The price is agreed upon between the buyer and seller. There are various floor plans, ranging from efficiencies to two bedroom/two bathroom units.

Efficiency units which are approximately 300 square feet generally are sold from \$7,000 to \$10,000 and the monthly fees are approximately \$205 to \$275. One bedroom units range from 500-600 square feet and generally are sold for approximately \$15,000 to \$20,000 and have monthly fees of approximately \$300 to \$350. Two bedroom units are about 800 square feet and generally sell from \$26,000 to \$35,000 with monthly fees about \$450 to \$500. Combination units are also available where a one bedroom unit and efficiency unit have been combined for a two bedroom/two bathroom unit, with a higher monthly fee.

**Monthly Fee:** The monthly fee is based on costs to operate the building, principal/interest on mortgage, property taxes, and building insurance. Utilities included are gas, electricity, and cable TV. Maintenance and repairs on the property, trash collection, snow removal, and lawn service are also included in the monthly fee.

**Pets Allowed** ..... No  
**Meals Provided** ..... No  
**Parking Space** ..... Reserved parking is \$10.00 per month  
**Storage** ..... Yes  
**Emergency Call System** ..... No  
**Tax Information** ..... If residents are not eligible for the  
Homestead Exemption Act there will also be minimal tax  
amount added to the monthly fee ranging from \$21 to \$48 depending on the size of the unit.

**Additional Information:** The common areas include library, lounge, party room, and a family

room where guests can stay for only \$10/night. Pioneer House is within walking distance to churches, grocery store and the downtown area. Telephone service is paid by the resident. Laundry facilities are available.

**Savannah Pines at Williamsburg Village**  
**3900 Pine Lake Road**  
**Lincoln, NE 68516**  
**(402) 420-9900**

**Number of Units: 120**

**Age Limit: 55+**

**Description:** Savannah Pines is an independent retirement community. There are no buy-ins, entrance fees or leases at Savannah Pines. A fully refundable \$100 deposit will reserve an apartment. Even though three meals are included in the monthly rent, Savannah Pines has fully-equipped kitchens.

**Monthly Fee:** The monthly fee depends on apartment size and location; the apartments range from \$1,595 to \$2,595 a month. The second person charge is \$350. Monthly rent includes three meals a day served in a dining room, utilities, cable television, weekly housekeeping, no-charge laundry facilities (apartments also have hook-ups for washers and dryers), scheduled transportation, emergency call system, and a full range of activities planned by a full-time activities director with assistance from residents.

<b>Pets Allowed</b> .....	<b>Small pets are welcome</b>
<b>Meals Provided</b> .....	<b>Three meals provided, daily</b>
<b>Garages</b> .....	<b>\$45 per month</b>
<b>Storage</b> .....	<b>\$35 per month</b>
<b>Emergency Call System</b> .....	<b>Yes</b>
<b>Tax Information</b> .....	<b>Not applicable</b>

**Additional Information:** Savannah Pines offers a 150-seat theater featuring a complete sound, lighting, and video system for live entertainment and theater-quality video presentations. Residents can eat on the patio, use the brick barbecue, and use the walking trail.

A fitness center with state of the art equipment, television, massage room, whirlpool/spa, and scheduled fitness classes are available. Savannah Pines connects to Williamsburg's walking paths. Services include in-house banking, travel agency, beauty/barber shop, pharmacy/gift shop, video game room, communications center with computers, fax machine and copy machine, fireplace lounges, libraries, card/game rooms, observation deck, and private dining room are

available. And for those visitors who wish to stay overnight, a two-bedroom guest suite is available by reservation.

SouthPointe Pavilion shopping center and restaurants are located close by and Bryan Memorial's new clinic is across the street from Savannah Pines on Pine Lake Road.

**Van Dorn Villa  
3001 South 51st Street  
Lincoln, NE 68506  
489-3001**

**Number of units: 191**

**Age limit: 55+**

**Description:** Van Dorn Villa is located near 48th and Van Dorn Streets in southeast Lincoln. Residents purchase condominiums and are full owners of their units, plus they own a percentage interest in common areas. One bedroom/one bathroom units usually sell for \$60 - \$80,000 and vary from 660 to 792 square feet. Two bedroom\one bathroom units sell for \$80,000 to \$95,000 and are 935 square feet. Two bedroom\two bathroom units sell between \$90 - \$130,000 and are 1,067 to 1,300 square feet.

**Monthly Fee:** Monthly fees are \$150 for an individual and \$165 for a couple. This charge covers cable, water, trash collection, maintenance of common areas, lawn care, snow removal and salaries for the staff.

**Pets Allowed** ..... No  
**Meals Provided** ..... Two evening meals  
and a Sunday buffet are offered for \$6.50 each  
**Garages** ..... Yes, if available with unit  
**Storage** ..... Yes  
**Emergency Call System** ..... Yes  
**Tax Information** ..... Homeowner pays property taxes

**Additional Information:** Homeowners pay for their electricity, telephone, and homeowner's insurance. They are able to resell their units, and the Villa will assist with resale if requested. A library, beauty shop, exercise room, and craft rooms are available to the residents. Housekeeping is not provided by the staff, although many residents hire these services privately.



**Mary Buford Wilson, Elder Law Attorney  
suggests that you ask the following questions  
when signing contracts for retirement housing**

- 1) Review the contract carefully. If possible, have it reviewed by an attorney. (Even if you think you understand the terms, you may be in error).**
- 2) Only what is printed in the contract is binding. If you are told anything that conflicts with the contract, ask for a letter verifying what you have been told. If a certain condition is important to you, ask for written clarification, if the contract doesn't clearly say what you want.**
- 3) If there is a lump-sum payment to buy into the unit, under what circumstances can you get the buy-in back?**
- 4) Can you get all or part of the buy-in back if you decide you do not like group housing? How long of a period are you allowed to decide if congregate housing is for you?**
- 5) If part of the buy-in is returned at your death, how is it returned? Do you designate a beneficiary or does it become part of your estate?**
- 6) If the housing unit offers "life-time" care these issues should be reviewed:**
  - a) Who decides where care is provided (i.e. your apartment, assisted living, infirmary).**
  - b) If you are in the infirmary for long-term nursing care, how long can you also maintain your apartment?**
  - c) Is there an appeal system if you disagree with a placement decision, or don't want to give up your apartment?**
  - d) What extra costs will arise if you cannot stay in your apartment?**
  - e) Lifetime care may not be guaranteed just because the housing unit has a large buy-in.**
- 7) In addition to the buy-in, there is a monthly payment due. Statistically these monthly payments have increased more rapidly than the annual inflation rate or the social security cost-of-living adjustment, Do you have sufficient cushion between your monthly income and the monthly payment?**
- 8) What happens if you can't meet the monthly payment? Do you lose the full buy-in if you move out because you can't make the monthly payment?**
- 9) How solvent is the housing unit? How much does it have in reserve? How often has the management/ownership changed in the past 10 years? The Board of Directors is made up of at least 25% residents; these resident board members may be the best persons from whom to get this information.**

- 10) If there is a long-term care part of the facility, can it provide all levels of care? If not, at whose cost do you receive higher levels of care at another facility?**